

NEW YORK'S PREMIERE SUBLEASE

O N E



ONE VANDERBILT®

Entire 63RD FL
25,056 RSF

Term
DEC. 31, 2037

Possession
IMMEDIATE

Rent
INQUIRE WITHIN

UNPARALLELED VIEWS OF THE WORLD

360 Degrees of Surrounding Windows



Efficient Floor Plate

BOASTING 16.6' SLAB-HEIGHTS

SPECTACULAR WATER AND CENTRAL PARK VIEWS

View from 63rd Floor



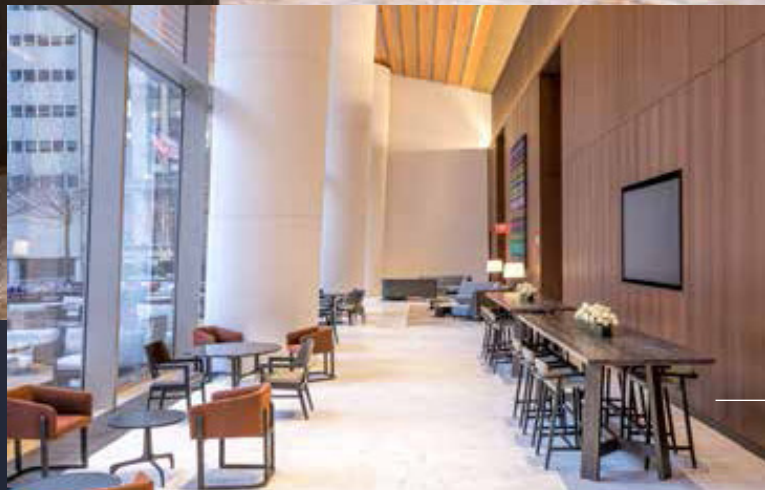
BEST IN CLASS TENANT EXCLUSIVE AMENITIES



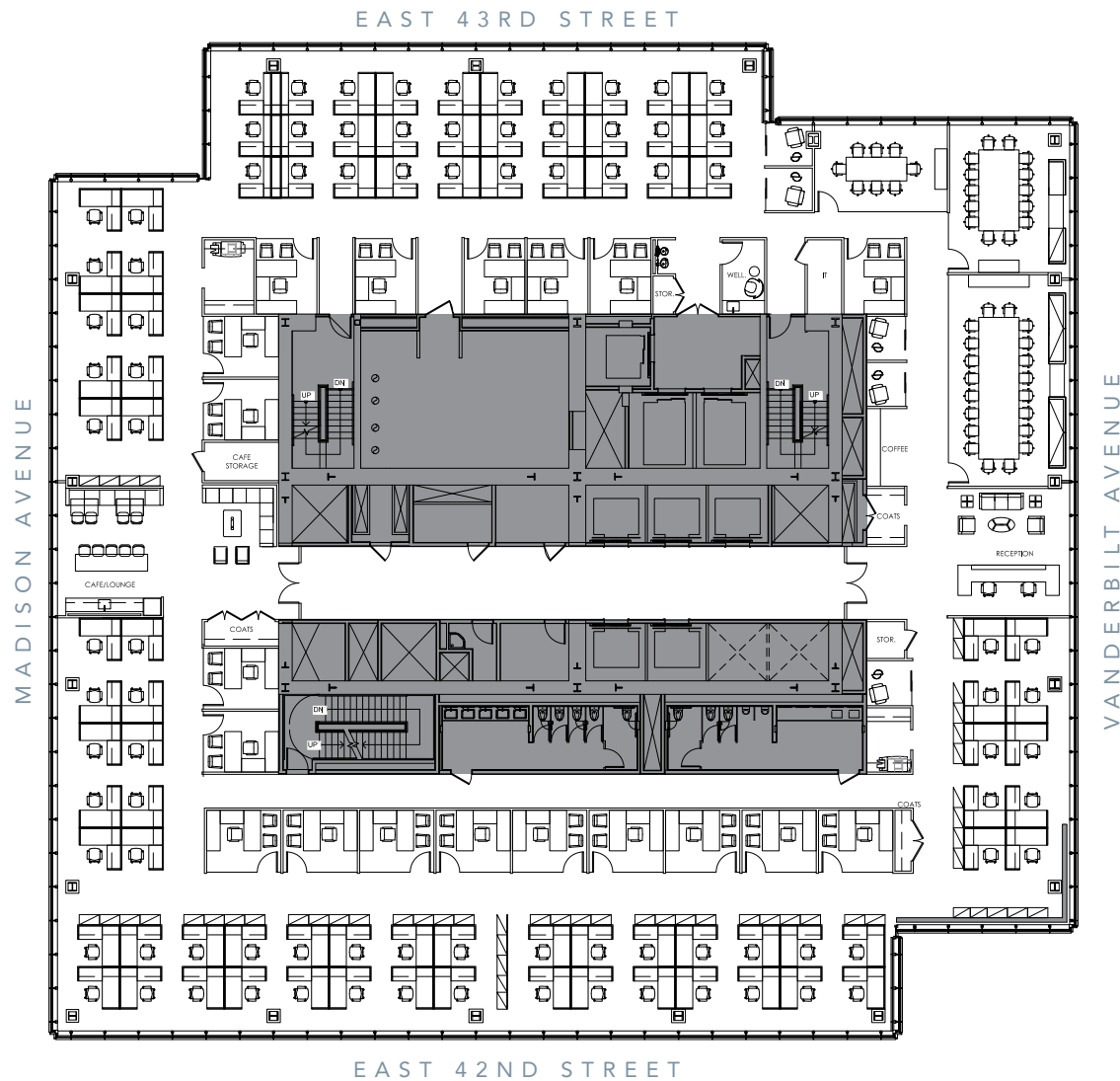
AMENITIES

- LEED Gold and WELL Platinum Certifications
- Unmatched 16.6' slab-to-slab heights
- Direct below ground connection to Grand Central Terminal
- 30K sf tenant-only amenity floor includes 5,000 SF outdoor terrace, upscale club style lounge with gourmet grab-and-go curated by Chef Daniel Boulud, executive travel showers, conference center and a 140 person auditorium
- Le Pavillon fine dining restaurant operated by Daniel Boulud on the second floor





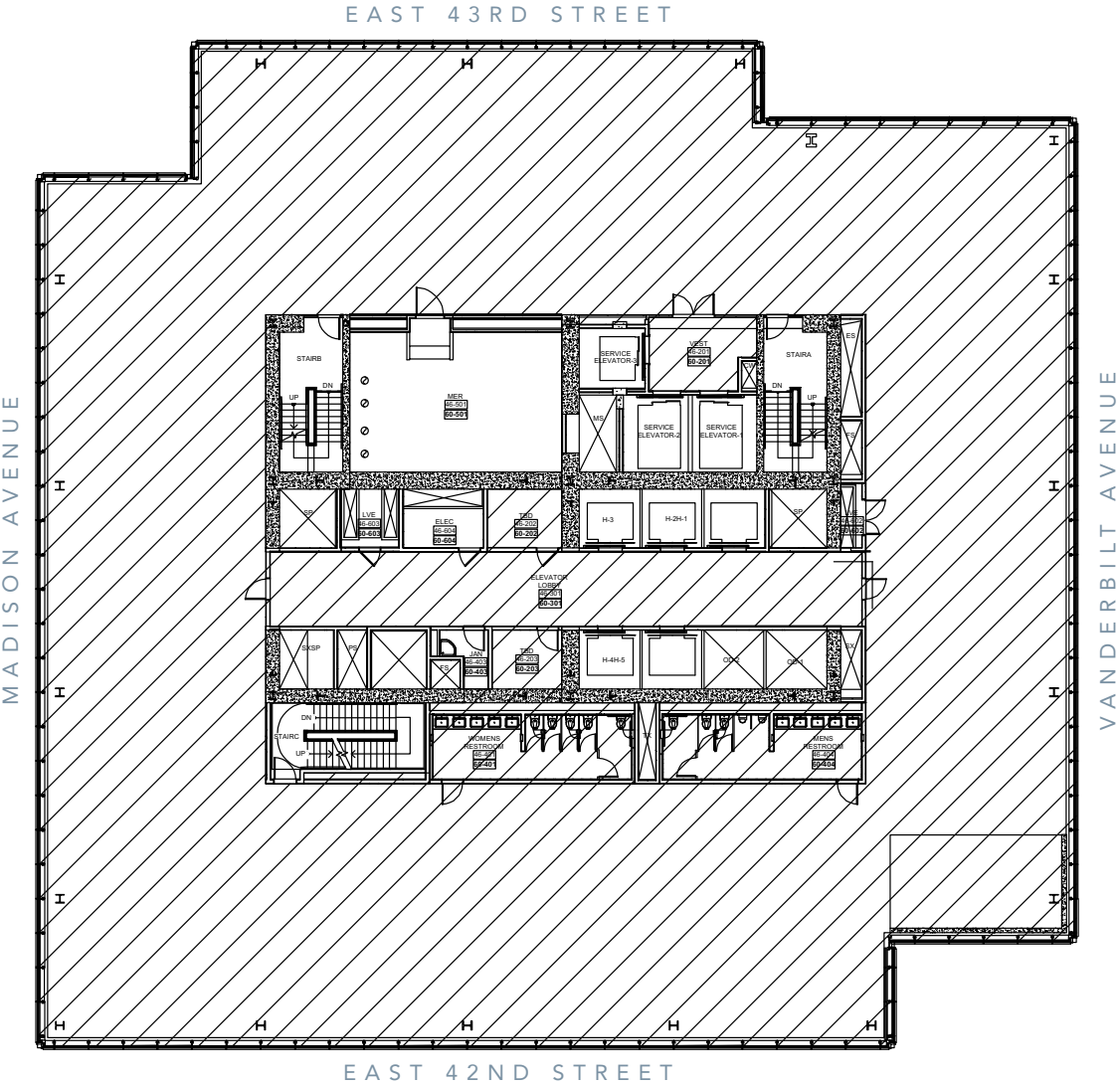
63RD FLOOR TEST-FIT



OFFICES	19
WORKSTATIONS	90
RECEPTIONIST	2
TOTAL HEADCOUNT	111

20 PERSON CONF. ROOM	1
14 PERSON CONF. ROOM	1
8 PERSON CONF. ROOM	1
PHONE	5
CAFE	1
PANTRY/COFFEE BAR	1
WELLNESS ROOM	1
COPY ROOM	2
IT ROOM	1

63RD FLOOR CORE & SHELL



O N E



ONE VANDERBILT®